



WatchDog Inspectors

Keeping you safe in the home of your dreams

WatchDog Inspectors

36 Forest Park Dr
Rochester NH 03868-8701
Inspector: Matthew Reed
NH License # 406

Property Inspection Report

Client(s): **Mr. And Mrs. Client**

Property address: **SomeStreet, Somewhere.**

Inspection date: **Friday, February 12, 2016**

This report published on Wednesday, March 02, 2016 10:00:34 AM EST

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

General Information

Report number: Renault21215a
Time started: 3:30
Present during inspection: Client
Client present for discussion at end of inspection: Yes
Inspector: Matthew Reed
Weather conditions during inspection: Windy
Temperature during inspection: Freezing
Ground condition: Frozen, Snow covered
Recent weather: Snow, hail or sleet
Overnight temperature: Freezing
Type of building: Single family
Buildings inspected: One house, One detached garage
Number of residential units inspected: 1
Age of main building: 61
Source for main building age: Municipal records or property listing
Front of building faces: Southeast
Occupied: Yes

1)   Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

<http://www.reporthost.com/?EPA>

<http://www.reporthost.com/?CPSC>

<http://www.reporthost.com/?CDC>

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Level, Minor slope

Condition of driveway: Near, at or beyond service life

Driveway material: Asphalt

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete, Stones

Condition of deck, patio and/or porch covers: Appeared serviceable

Deck, patio, porch cover material and type: Covered (Refer to Roof section)

Condition of decks, porches and/or balconies: Appeared serviceable

Deck, porch and/or balcony material: Concrete

2)   The risers for stairs at one or more locations varied in height and pose a fall or trip hazard. Risers within the same flight of stairs should vary by no more than 3/8 inch. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.

3)   Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the driveway. For safety reasons, recommend that a qualified contractor repair as necessary.



Photo 3-1

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- 4)  The asphalt driveway surface was worn and is prone to developing cracks from water penetration. Recommend that a qualified person reseal the driveway. For more information, visit: <http://www.reporthost.com/?RAD>



Photo 4-1

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- 5)  Most sidewalks were obscured by snow and couldn't be fully evaluated.

- 6) 



Photo 6-1



Photo 6-2

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Appeared serviceable

Wall covering: Vinyl

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Finished basement

Foundation/stem wall material: Concrete block

Footing material (under foundation stem wall): Not determined (inaccessible or obscured)

7)  Some sections of siding and/or trim were damaged. Recommend that a qualified person repair, replace or install siding or trim as necessary.



Photo 7-1



Photo 7-2

8)  One or more minor cracks (1/8 inch or less) were found in the foundation. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.

9)  Trees were in contact with or were close to the building at one or more locations. Damage to the building may occur, especially during high winds, or may have already occurred (see other comments in this report). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.

10)  The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.



Photo 10-1

11)

**Photo 11-1**

Clean and replace dryer vent. Dryer lint is a fire hazard, and dryer vents that do not have air flow activated baffles stay open and allow insects and vermin to enter a dwelling.

**Photo 11-2**

Basement windows are missing and should be replaced.

12)

**Photo 12-1****Photo 12-2**

Windows are difficult to open and close.

Basement

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Wood

Condition of floor substructure above: Appeared serviceable

Pier or support post material: Steel

Beam material: Built-up wood

Floor structure above: Solid wood joists

Condition of insulation underneath floor above: Not applicable, none installed

Insulation material underneath floor above: None visible

13)   Risers for stairs at one or more locations were higher than 7 3/4 inches and posed a fall or trip hazard. Risers should be 7 3/4 inches or shorter. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.



Photo 13-1

14)   The risers for stairs at one or more locations varied in height and pose a fall or trip hazard. Risers within the same flight of stairs should vary by no more than 3/8 inch. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.

15)   Handrails at one or more flights of stairs were not continuous or did not extend the full length of the stairs. This is a potential fall hazard. Handrails should be continuous for the entire length of the stairs. Recommend that a qualified contractor replace or repair handrails per standard building practices.

16)    Evidence of prior water intrusion was found in one or more sections of the basement. For example, water stains or rust at support post bases, efflorescence on the foundation, etc. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the basement. Recommend reviewing any disclosure statements available and ask the property owner about past accumulation of water in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basements include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter basements, but if water must be controlled after it enters the basement, then typical repairs include installing a sump pump.



Photo 16-1

17)  No insulation was installed under the floor above the unheated basement. Recommend that a qualified person install insulation for better energy efficiency and per standard building practices. Typically this is R-19 rated fiberglass batt with the attached facing installed against the warm (floor) side.

18)  Minor cracks were found in the concrete slab floor. These are common and are only cosmetic.

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to

lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

Roof inspection method: Traversed

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Appeared serviceable

Gutter and downspout material: Metal

Gutter and downspout installation: Full

- 19)  Flashings at the base of one or more chimneys were substandard. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair as necessary.



Photo 19-1

- 20)  One or more downspouts or downspout extensions drained onto walkways. This can result in ice or moss forming on walkways, and can pose a fall hazard. Recommend that a qualified person install or modify extensions as necessary so rainwater isn't directed onto walkways.



Photo 20-1

- 21)  Extensions such as splash blocks or drain pipes for one or more downspouts were missing. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

- 22)  Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.

23)  Some roof surfaces were obscured by snow and couldn't be evaluated. These areas are excluded from this inspection.



Photo 23-1

24)



Photo 24-1

Fasteners are fastened through asphalt shingles, and could allow for water to penetrate the roof covering.



Photo 24-2



Photo 24-3



Photo 24-4

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Traversed

Location of attic access point #A: Bedroom closet

Condition of roof structure: Appeared serviceable

Roof structure type: Rafters

Condition of insulation in attic (ceiling, skylight chase, etc.): Required repair, replacement and/or evaluation (see comments below)

Ceiling insulation material: Fiberglass roll or batt

Approximate attic insulation R value (may vary in areas): R-11

Vapor retarder: None

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s), Box vents (roof jacks)

25)  The roof structure in the attic was wet, and/or dripping water was found at one or more locations. There appeared to be one or more active leaks in the roof. Recommend that a qualified contractor evaluate and repair as necessary.



Photo 25-1

26)  One or more attic access hatches or doors were not insulated, or had substandard insulation. Recommend installing insulation as necessary and per current standards at hatches or doors for better energy efficiency. For more information, visit:

<http://www.reporthost.com/?ATTACC>

27)  The ceiling insulation in one or more areas of the attic was compacted or uneven and/or missing. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).



Photo 27-1



Photo 27-2



Photo 27-3

28) 

Photo 28-1



Photo 28-2



Photo 28-3

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Attached

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Wood

Condition of exterior entry doors: Required repair, replacement and/or evaluation (see comments below)

Exterior door material: Wood

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sliding

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

Garage ventilation: Adequate

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Wood frame

Condition of roof structure: Appeared serviceable

Age of roof surface(s): 5

Roof inspection method: Traversed

Roof type: Gable

Roof surface material: Asphalt or fiberglass composition shingles

- 29)  One or more exterior doors wouldn't latch. Recommend that a qualified person repair as necessary.



Photo 29-1

- 30)  Some sections of siding and/or trim were damaged. Recommend that a qualified person repair, replace or install siding or trim as necessary.
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- 31)  One or more windows that were designed to open and close were difficult to open and close. Recommend that a qualified person repair windows as necessary so they open and close easily.
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- 32)  The glazing compound or caulk that holds glass panes in one or more windows was deteriorated and/or substandard. Air and/or water can leak through windows, and wood window frames are prone to rot. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person replace glazing compound as necessary. For more information, visit: <http://www.reporhost.com/?PUTTY>
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- 33)  Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.
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- 34)  One or more exterior doors had minor damage and/or deterioration. Although serviceable, the client may wish to repair or replace such doors for appearances' sake.



Photo 34-1

- 35) **i** Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.
- 36) **i** Some roof surfaces were obscured by snow and couldn't be evaluated. These areas are excluded from this inspection.
- 37) Foundation around the garage, has some cracks, holes and/or gaps. These do not appear to be a structural issue, but should be sealed appropriately.



Photo 37-1



Photo 37-2

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Required repair, replacement and/or evaluation (see comments below)

Primary service type: Overhead

Number of service conductors: 2

Service voltage (volts): 120-240

Estimated service amperage: 200

Primary service overload protection type: Fuses

Service entrance conductor material: Not determined (components inaccessible or obscured)
Main disconnect rating (amps): Not determined
System ground: Not determined, not readily apparent
Condition of main service panel: Appeared serviceable
Location of main service panel #A: Basement
Condition of branch circuit wiring: Required repair, replacement and/or evaluation (see comments below)
Branch circuit wiring type: Non-metallic sheathed
Solid strand aluminum branch circuit wiring present: None visible
Ground fault circuit interrupter (GFCI) protection present: Yes
Smoke alarm power source(s): Battery

38)  The service entrance wire insulation was frayed, damaged or deteriorated. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair if necessary.



Photo 38-1



Photo 38-2



Photo 38-3

39)  Panel(s) #A used screw-in fuses for the over-current protection devices. Fuses are prone to tampering and over-fusing, which can damage wiring and cause fire hazards. Insurance companies may deny coverage for homes with fused panels. Modern panels use circuit breakers for over-current protection devices, which can be reset easily after tripping rather than needing to replace fuses. Modern panels also offer more flexibility for new, safer protective technologies like ground fault circuit interrupters (GFCIs) and arc fault circuit interrupters (AFCIs). Consult with a qualified electrician about replacement options for fused panels, and about other system upgrades as necessary.



Photo 39-1

40)   Panel(s) #A used older style, "Edison" base fuses. This type of fuse allows anyone to install incorrectly rated fuses, possibly resulting in damage to wiring. Recommend that a qualified electrician evaluate this panel and the wiring to determine if damage has occurred, and repair or replace components and/or wiring as necessary.

41)   Wire splices were exposed and were not contained in a covered junction box. This is a potential shock or fire hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing permanently mounted junction boxes with cover plates where needed to contain wiring splices.



Photo 41-1



Photo 41-2

42)   One or more modern, 3-slot electric receptacles (outlets) were found with an open ground. Three-slot receptacles should have a hot, a neutral and a ground wire connected. Homeowners often install new 3-slot receptacles on older, 2-wire circuits that only have hot and neutral wires. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Where the electric system was installed prior to when grounded circuits were required (1960s), it is permissible to replace 3-slot receptacles with 2-slot receptacles to prevent appliances that require a ground from being plugged in to an ungrounded circuit. However, the client should be aware of this limitation when planning use for various rooms, such as an office. For

newer electric systems, circuits should be repaired so grounded, 3-wire cables provide power to 3-slot receptacles. Recommend that a qualified electrician repair per standard building practices.



Photo 42-1

43)   One or more ground fault circuit interrupter (GFCI) type receptacles (outlets) had an open ground. Open ground GFCI receptacles will trip, but they won't provide a grounded electric supply for appliances that need them. This is a potential shock hazard. Recommend that a qualified electrician repair per standard building practices. For example, by upgrading to grounded, 3-conductor wiring. In older dwellings constructed when GFCI protection was not required, and in areas where GFCI protection is not required, replacing 3-slot GFCI receptacles with 2-slot receptacles may be an acceptable repair.



Photo 43-1

44)   Smoke alarms were missing from one or more bedrooms. Additional smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage. For more information, visit:

<http://www.reporthost.com/?SMKALRM>

45)   One or more cover plates for switches, receptacles (outlets) or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. One or more receptacles were broken. Recommend that a qualified person install cover plates and replace broken receptacles where necessary.



Photo 45-1

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- 46)   One or more wall-mounted exterior light fixtures had no caulk installed above the back plate. Water can enter the space behind the back plate and contact wiring. This is a potential shock hazard. Recommend that a qualified person apply caulk above and around the back plate per standard building practices. A gap should be left at the bottom of the plate so that condensation can drain out.



Photo 46-1

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- 47)   No carbon monoxide alarms were visible. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. For more information, visit: <http://www.reporhost.com/?COALRM>

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- 48)   Branch circuit wiring installed in buildings built prior to the mid 1980s is typically rated for a maximum temperature of only 60 degrees Celsius. This includes non-metallic sheathed (Romex) wiring, and both BX and AC metal-clad flexible wiring. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures. Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius. Connecting newer fixtures to older, 60-degree-rated wiring is a potential fire hazard. Repairs for such conditions may involve replacing the last few feet of wiring to newer fixtures with new 90-degree-rated wire, and installing a junction box to join the old and new wiring.

It is beyond the scope of this inspection to determine if such incompatible components are installed, or to determine the extent to which they're installed. Based on the age of this building, the client should be aware of this safety hazard, both for existing fixtures and when planning to upgrade with newer fixtures. Consult with a qualified electrician for repairs as necessary.

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- 49)   2-slot receptacles (outlets) rather than 3-slot, grounded receptacles were installed in one or more areas. These do not have an

equipment ground and are considered unsafe by today's standards. Appliances that require a ground should not be used with 2-slot receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Upgrading to grounded receptacles typically requires installing new wiring from the main service panel or sub-panel to the receptacle(s), in addition to replacing the receptacle(s). Consult with a qualified electrician about upgrading to 3-wire, grounded circuits.

50)  The legend for circuit breakers or fuses in panel(s) #A was missing, incomplete, illegible or confusing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.

51)  The service drop wires were in contact with trees or vegetation. This can result in damage to wiring insulation or broken wires during high winds. Recommend pruning trees or vegetation as necessary.



Photo 51-1

52)  The electric service to this property appeared to be rated at substantially less than 200 amps and may be inadequate. Depending on the client's needs, recommend consulting with a qualified electrician about upgrading to a 200 amp service. Note that the electric service's rating is based on the lowest rating for the meter base, the service conductors, the main service panel and the main disconnect switch. One or more of these components may need replacing to upgrade.

53)  Bulbs in one or more light fixtures were missing or broken. These light fixtures couldn't be fully evaluated. If replacement bulbs are inoperable, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

54) 



Photo 54-1

There does not appear to be a drip loop. Water could potentially run down a service entrance wire and enter the electrical box.



Photo 54-2



Photo 54-3

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Public

Location of main water shut-off: Not determined (obscured, inaccessible or none found)

Condition of supply lines: Appeared serviceable

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic, Copper

Condition of waste lines: Appeared serviceable

Waste pipe material: Cast iron

Vent pipe condition: Appeared serviceable

Vent pipe material: Cast iron

Sump pump installed: No

Sewage ejector pump installed: No

Condition of fuel system: Appeared serviceable

Visible fuel storage systems: in basement

Location of main fuel shut-off valve: At oil tank

Location of main fuel shut-off valve: By furnace

55) 🔧🔍 Significant corrosion was found in some water supply pipes or fittings. Leaks can occur as a result. Recommend that a qualified plumber evaluate and replace components as necessary.



Photo 55-1

56)  Significant corrosion was found in some pipes or fittings. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber evaluate and repair as necessary.



Photo 56-1

57)  The oil storage tank fill and/or vent pipe terminated too close to a building opening. Fill and vent pipes should terminate at least 2 feet from any building opening, otherwise fumes can enter the building. Recommend that a qualified contractor or full-service oil company evaluate and repair as necessary.



Photo 57-1

58)  One or more hose bibs (outside faucets) were not the "frost-free" design, and are more likely to freeze during cold weather than frost-free hose bibs. Recommend that a qualified plumber upgrade these with frost-free hose bibs to prevent freezing, pipes bursting, flooding and possible water damage.



Photo 58-1

- 59)  Significant corrosion or rust was found at one or more water supply valves. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber repair as necessary. For example, by replacing valves or fittings.
- 60)  The inspector did not determine the location of the water meter. Recommend consulting with the property owner to determine the meter location, that you locate it yourself, or consult with the local water municipality if necessary. It is especially important to find the meter if no main shut-off valve is found because the meter may be the only way to turn off the water supply in the event of an emergency, such as when a supply pipe bursts.
- 61)  The inspector did not determine the location of the main water shut-off valve, or verify that a readily accessible shut-off valve in the building exists. Recommend consulting with the property owner to determine if a main shut-off valve exists, locating it yourself, or that a qualified plumber find it if necessary. If no readily accessible main shut-off valve is found in the building, then recommend that a qualified plumber install one so the water supply can be quickly turned off in the event of an emergency, such as when a supply pipe bursts.
- 62)  Air admittance valves" are installed under the kitchen sink. AAVs have no spring to fail and have built-in screens.
- 63)  Recommend buying oil storage tank replacement insurance available from many full-service oil providers. This can cover up to 100% of the replacement costs of a tank and usually costs less than a few dollars per month.

Also recommend buying pollution liability insurance for oil spills, if available. Some states provide this for free (Washington state), and it may be available from other sources. For more information, visit:

<http://www.reporthost.com/?OILSPILL>

<http://www.reporthost.com/?OILTANKINS>



Photo 63-1

64)



Photo 64-1



Photo 64-2



Photo 64-3

Drain stopper does not operate correctly.



Photo 64-4



Photo 64-5

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Integral with heating system, tankless

Energy source: Oil

Capacity (in gallons): Not applicable
Manufacturer: Well McLain
Location of water heater: Basement
Hot water temperature tested: Yes
Condition of burners: Appeared serviceable
Condition of venting system: Appeared serviceable
Condition of combustion air supply: Appeared serviceable

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Boiler
General heating distribution type(s): Pipes and convectors
Last service date of primary heat source: 2013
Source for last service date of primary heat source: Label
Condition of hydronic or steam heat system: Appeared serviceable
Type of hydronic or steam heat: Hydronic (hot water)
Hydronic or steam heat fuel type: Oil
Condition of burners: Appeared serviceable
Condition of venting system: Appeared serviceable
Condition of combustion air supply: Appeared serviceable
Condition of controls: Appeared serviceable
24 hour automatic ventilation system present: No

65)  Some hot water and/or steam pipes for the heating system were not insulated. Energy efficiency will be reduced. Recommend insulating pipes per standard building practices (1 inch minimum, 2 or more inches is better).



Photo 65-1

66) 



Photo 66-1



Photo 66-2



Photo 66-3

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Condition of wood-burning fireplaces, stoves: Required repair, replacement and/or evaluation (see comments below)

Wood-burning stove type: Freestanding

Condition of chimneys and flues: Appeared serviceable

Wood-burning chimney type: Masonry

67)   One or more wood stoves appeared to be old and had no visible EPA certification label. Wood stoves not certified by the EPA are typically much less efficient and much more polluting than modern, EPA-certified stoves. Some states, including Oregon, require that wood stoves with no EPA certification be removed when a home is sold. Insurance companies deny coverage because of them. Recommend that a qualified specialist evaluate to determine if the stove is certified, and to determine if it's installed safely. Recommend removing or replacing wood stoves that are not EPA-certified. For more information, visit:

<http://www.reporthost.com/?OLDSTOVE>

68)   Terracotta flue tiles in one or more masonry chimney(s) were cracked or broken. This is a potential fire hazard because such cracks become wider when the chimney heats up and can allow exhaust gases to enter the building structure. Recommend that a qualified contractor evaluate, replace broken tiles and make other repairs as necessary.



Photo 68-1

69)   One or more wood-burning devices such as fireplaces or wood stoves shared a flue with a gas or oil-fueled appliance. Such appliances should have separate flues to ensure proper drafts and to prevent accidental ignition of unburned gases. This is a safety hazard. Recommend that a qualified contractor repair per standard building practices.

70)  The brick chimney was moderately deteriorated. For example, loose or missing mortar, cracked, broken, loose or spalled bricks. Loose bricks can pose a safety hazard, and deteriorated masonry can allow water to infiltrate the chimney structure and cause further damage. Recommend that a qualified contractor repair as necessary.



Photo 70-1

71)  One or more masonry chimney crowns were missing. Crowns are meant to keep water off of the chimney structure and prevent damage from freeze-thaw cycles. Chimney crowns are commonly constructed by mounding concrete or mortar on the top chimney surface, however this is substandard. A properly constructed chimney crown should:

- Be constructed using either precast concrete slabs, cast-in-place steel reinforced concrete, solid stone, or metal
- Be sloped down from the flue a minimum of 3 inches of fall per foot of run
- Extend a minimum of 2 1/2 inches beyond the face of the chimney on all sides
- Not directly contact the flue liner (if installed), with the gap filled with flexible caulk
- Have flashing installed between the bottom of the crown and the top of the brick chimney

Recommend that a qualified contractor repair or replace crowns as necessary, and per standard building practices.



Photo 71-1

72)  Gaps were found between the brick chimney and the building exterior. Recommend that a qualified person repair as necessary to prevent water, insect and/or vermin intrusion. For example, by installing or renewing caulk. Note that an approved material other than caulk should be used for gaps wider than 1/4 inch.



Photo 72-1

73)  Mortar at the brick chimney was deteriorated (e.g. loose, missing, cracked). As a result, water is likely to infiltrate the chimney structure and cause further damage. Recommend that a qualified contractor repair as necessary. For example, by repointing the mortar.

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of range, cooktop or oven: Appeared serviceable

Range, cooktop or oven type: Propane

Type of ventilation: Wall or ceiling mounted fan

Condition of refrigerator: Appeared serviceable

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: Central exhaust fan

Gas supply for laundry equipment present: Yes

74)  The handle for the toilet shut-off valve at location(s) #A was Hard to operate. Recommend that a qualified person replace or repair handles as necessary.



Photo 74-1

75)  One or more bathtub faucet handles at location(s) #A were missing and/or loose. Recommend that a qualified person repair or replace handles as necessary.



Photo 75-1

76)  Caulk was missing around the base of the bathtub spout, or there was a gap behind it, at location(s) #A. Water may enter the wall structure behind the bathtub. Recommend that a qualified person repair as necessary to eliminate the gap. For example, by installing or replacing caulk if the gap is small enough. For larger gaps, a shorter spout nipple or an escutcheon plate can be installed.

77)  Gaps, no caulk, or substandard caulking were found between the bathtub and the floor and/or walls at location(s) #A. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.



Photo 77-1



Photo 77-2

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Required repair, replacement and/or evaluation (see comments below)

Exterior door material: Wood

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Vinyl

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall or plaster

Ceiling type or covering: Drywall or plaster

Condition of flooring: Appeared serviceable

Flooring type or covering: Vinyl, linoleum or marmoleum, Wood or wood products

Condition of stairs, handrails and guardrails: Appeared serviceable

78)   Handrails at one or more flights of stairs were loose and/or wobbly. This is a safety hazard. Recommend that a qualified person repair as necessary.

79)  One or more exterior doors were significantly damaged or deteriorated. Recommend that a qualified person replace door(s) as necessary.



Photo 79-1



Photo 79-2

80)  One or more windows that were designed to open and close were difficult to open and close. Recommend that a qualified person repair windows as necessary so they open and close easily.

Wood Destroying Organism Findings

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

Visible evidence of active wood-destroying insects: No

Visible evidence of active wood decay fungi: No

Visible evidence of past wood-destroying insects: No

Visible evidence of past wood decay fungi: No

Visible evidence of damage by wood-destroying insects: No

Visible evidence of damage by wood decay fungi: No

Visible evidence of conditions conducive to wood-destroying organisms: No



Photo X-1



Photo X-2
Caulking around windows should be monitored and maintained regularly.



Photo X-3



Photo X-4
Missing Door knob to closet door.



Photo X-5

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